

Technical Review Committee Meeting

Minutes of January 17, 2007

Attendance:

Members Present
Jeff Payne
David Foster
Mark Case
Mike Brookshire
Kevin Johnson
Doc Halliday

Members Absent
John Dankle
Bob Oast
Scott Shuford
Wayne Hamilton
Richard Grant

Staff Present
Abby Moore
Kim Hamel
Chad Pierce
Ashleigh Shuford
Shannon Tuch
Nate Pennington
Alan Glines
Julie Cogburn

Chairman Tuch opened the meeting at 1:34 explaining the role of the TRC. Chairman Shuford noted that 2130 Hendersonville Road project would be continued to the February 19th meeting. Chairman Tuch also noted the Haw Creek Subdivision review would be continued to the February 5th meeting.

Agenda Item	
<p>Level II review for the project identified as <u>Normandy Woods Townhomes</u>, located on Dillingham Road. The request is for a 26 unit multi-family development. The owner is Rudolph Binder and the contact is Elizabeth Link. The property is identified in the Buncombe County tax records as PIN 9658.07-57-3989.</p>	
<p>Staff Comments</p>	<p>Julia Cogburn oriented the Committee and audience to the site location and outlined the staff report, specifically noting items in regard to:</p> <ul style="list-style-type: none"> ✍ Access from two different entrances along Dillingham Road ✍ Applicant requested a waiver of the sidewalk requirement along Dillingham Road in order to preserve the existing trees ✍ There is a creek, but no flood regulation issues ✍ Standard comments from Planning Department ✍ Preservation of trees on Dillingham ✍ Site plan does not provide minimum information to show full compliance with the State Building Code ✍ The letter of commitment for the original proposed property expires January 23, 2007 ✍ Private fire lanes and appurtenances are inspected and permitted through the Building Safety Department ✍ Noted as a private road - no maintenance will be provided by the City ✍ Show existing lights on Dillingham and improve COA specifications if required ✍ Engineering Department recommends that the proposed road connect to both driveway entrances ✍ Channelized storage must be provided ✍ The water line shall be looped to reconnect to the water main on Dillingham per engineering standard

	Ms. Cogburn noted the Eulers (neighbors) expressed concern with traffic for additional 10 units for Dillingham and New Haw Creek Road intersection.
Applicant(s) or Applicant Representative(s)	<p>Rudolph Binder, the developer, responded to TRC comments regarding the following issues:</p> <ul style="list-style-type: none"> ✍ Plans were delivered to Mike Brookshire ✍ Loop on street - Chad Pierce noted a significant change in grade ✍ Pedestrian connection to large units not required, but requested ? Relocating water line ? Landscape plans need more information
Public Comments	
Speaker Name	Issue(s)
James Conch Jay Marino Linda Calloway Ken Calloway	<ul style="list-style-type: none"> ? Too many units for buildable space ? Too much density ? Run off, flood, mud, culvert clogs ? Will change identity of neighborhood ? Wider buffer for noise needed ? Height ? Severe drainage on sewer system ? Heavy traffic, blind curve, sidewalks not feasible due to steepness ? Street trees ? What is threshold for traffic being too much ? Speed on Dillingham Road ? Parking near road ? Traffic at intersection of Haw Creek Road and Dillingham Road ? Fence and landscaping on Ken Calloways property
Commission Comments/Discussion	
<p>Chad Pierce –</p> <ul style="list-style-type: none"> ? Channelized storage will be 20' instead of 45' ? Discussion regarding the waterline connections ? Encroachment into buffers ? Sidewalk discussion (width and connectivity). ? Flexibility on sidewalk for tree preservation. Will work with Doc Halliday and Ken Putnam ? Stormwater detention not needed; not about 5 acres or 50% impervious surface <p>Kevin Johnson –</p> <ul style="list-style-type: none"> ? No problems with sewer capacity. ? 20' wide easement with no plantings within 	
Commission Action	
<p>The TRC members voted unanimously to recommend approval subject to the conditions outlined in the staff report with the added condition that the applicant work with the Engineering Department and Tree Commission to determine the best placement for the sidewalk along Dillingham Road in order to ensure the preservation of the mature stand of tees also located along Dillingham Road.</p>	

Agenda Item

Level II review for the project identified as Emanuel Moldavian Church, located on Brickyard Road. The request is for the new construction of a sanctuary and gymnasium. The owner is Emanuel Moldavian Church and the contact is Robert Grasso. The property is identified in the Buncombe County tax records as PIN 9639.13-03-9109.

Staff Comments

Nathan Pennington oriented the Committee and audience to the site location and outlined the staff report, specifically noting items in regard to:

- ? Septic system and well discussion
- ? Update site plans with zoning information
- ? Dumpster location
- ? Two parking stalls must be removed
- ? Title block needed added to each page
- ? Provide height of retaining walls
- ? Exterior lighting fixtures
- ? Site plan doesn't provide minimum information to show compliance with the State Building Code
- ? Fire hydrant location
- ? Address for main parcel is to be 128 Brickyard Road
- ? Show entrance and concrete dumpster pad
- ? Sidewalk and curb and gutter
- ? Show crossing locations for ADA access ramps
- ? Indicate amount of pervious/impervious surface

Applicant(s) or Applicant Representative(s)

Bob Grasso, land planner, responded to TRC questions/comments:

- ? Will make changes to the site plan
- ? This was not a former church

Gary Davis, engineer, responded to TRC questions/comments:

- ? Will be tapping into City water
- ? Will move hydrant closer
- ? Master water meter

Dale Slusser, designer responded to TRC questions/comments:

- ? Developing gym to be built first
- ? Entrances on side and back are HC accessible

Public Comments

Speaker Name

Issue(s)

No Public Comment

Commission Comments/Discussion

Mark Case –

- ? Fire Hydrant/City water connections vs. private water (well) system
- ? If there is water, there is a mandatory water system
- ? Building Safety comments
- ? Modify plans; fire hydrant required within 400' of exterior
- ? Be very clear that water meets City standards
- ? All required exit doors on grade level

Shannon Tuch –

- ? If applicant is doing a well, then the project will be continued

Commission Action

The TRC members voted unanimously to recommend approval subject to the conditions outlined in the staff report with the added condition that plans shall be revised to reflect that water to the development will be provided by City water services.

Agenda Item

Level II review for the project identified as 200 College Street Office Building, located on Woodfin and College Streets. The request is for new construction of a 4-story office building with a drive-thru bank. The owner is Northwest Property Group and the contact is Gerald Green. The property is identified in the Buncombe County tax records as PIN 9649.19-51-1253

Staff Comments

Alan Glines oriented the Committee and audience to the site location and outlined the staff report, specifically noting items in regard to:

- ? Project was reviewed and approved 9-0 by the Downtown Commission on 1/12/07
- ? The plaza should be resized to protect and retain existing oak trees
- ? Drive-through screening
- ? Project subject to State Fire Code
- ? Address for project is 192 College Street
- ? Lighting on Oak Street
- ? Corner sidewalk must be redesigned as 10' sidewalk with 8' setback
- ? Transit shelter location
- ? Bike rack required

Applicant(s) or Applicant Representative(s)

Public Comments

Speaker Name

Issue(s)

No comment

Commission Comments/Discussion

Amended Engineering Comments: See attached.

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added conditions 1. the development comply with all TRC comments and amended comments provided by the Engineering Department. 2. A lighting plan for the development to be in compliance with City standards shall be submitted and approved by the City for issuance of the CO